



**Price**  
**£280,000**

**Freehold**

3x  1x  1x 

**Napier Road, Southsea,  
Hampshire, PO5**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Private and sunny aspect enclosed rear garden
- Open plan living area
- Modern decor throughout
- Great first time purchase
- Central location close to everything Southsea has to offer

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 21'7 x 11'9 maximum (6.58m x 3.58m)

Kitchen: 12'6 x 7'0 (3.81m x 2.14m)

### FIRST FLOOR

Landing

Bedroom 1: 12'4 x 11'2 (3.76m x 3.41m)

Bedroom 2: 10'1 x 9'3 (3.08m x 2.82m)

Study: 6'11 x 6'2 (2.11m x 1.88m)

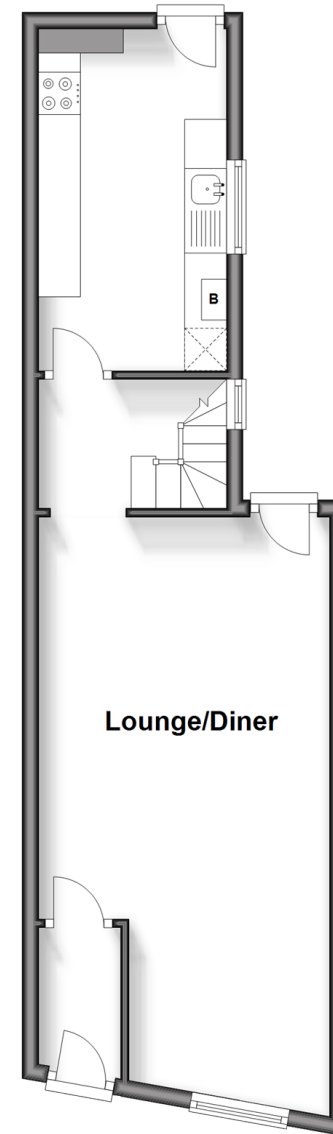
Bathroom

### OUTSIDE

Rear Garden

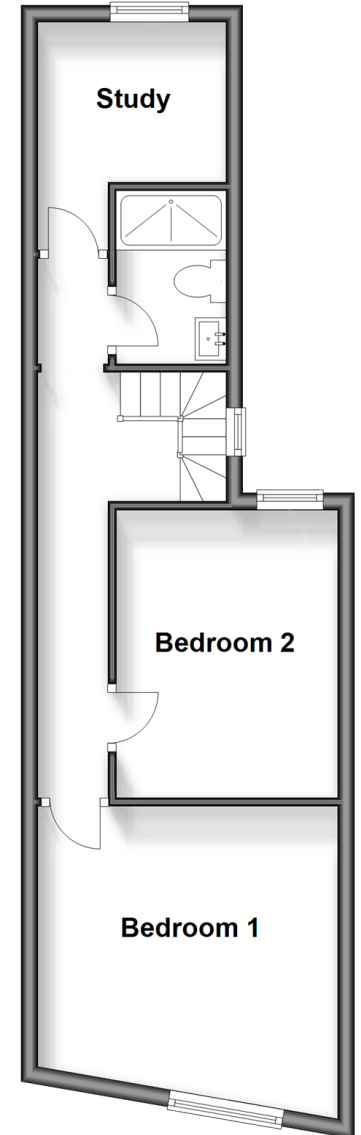
### Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



**Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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